

CHESTNUTHILL TOWNSHIP PLANNING COMMISSION
ROUTE 715, BRODHEADSVILLE, PA 18322
MINUTES OF MEETING – MAY 21, 2008

A regular meeting of the Chestnuthill Township Planning Commission was called to order at 7:00 p.m. on Wednesday, May 21, 2008, at the Township Municipal Building, Rte 715, Brodheadsville, by Larry Smith.

Present: Dave Gordon, Dick Rodenbach, Larry Smith, Dave Johnson, Atty. Tim McManus, Engineer Chris McDermott, Township Manager David Albright.

Absent: Matt Connell, Chris Eckert, Nick Caprioli, and Office Manager Cathy Martinelli.

The **Pledge of Allegiance** to the Flag was led by Dave Johnson.

Minutes. On motion made by Dave Johnson, seconded by Dick Rodenbach, it was voted to approve the minutes of the April 16, 2008 meeting, as distributed. (4-0)

Submittals:

Rehrig Subdivision (Minor Subdivision) Melham Associates, PC. Engineer McDermott noted and reviewed four items of concern and recommended acceptance of the plan for review. A brief discussion ensued and on motion made by Dave Johnson, seconded by Dick Rodenbach, it was voted to accept this plan for review. (4-0) **(SEO: Testing has been completed and a component 1 will be required. A Non-Building Waiver may not be used to defer sewage planning until a later date.)**

Wines, Sr Subdivision (Minor Subdivision w/ lot line adjust) Steven J. Romich. Engineer McDermott noted eight items of concern and recommended acceptance of the plan for review. A brief discussion ensued and on motion made by Dave Johnson, seconded by Dick Rodenbach, it was voted to accept this plan. (4-0) **(SEO: Testing completed, planning module incomplete.)**

Maldonado-Colon. (Lot joinder) Frank Smith. Ron Borger/Keystone Engineering was present to represent the Township and recommended acceptance of the plan to the Commission. A brief discussion ensued and on motion made by Dave Johnson, seconded by Dick Rodenbach, it was voted to accept this plan. (4-0) (Plan date 10/19/07) **(SEO: No testing required.)**

Pohoqualine Fish Association. (Minor Subdivision) Effort Associates. In for submittal. Engineer McDermott recommended acceptance of the plan to the Commission and recommended asking the Supervisors for a waiver. A brief discussion ensued and on motion made by Dave Johnson, seconded by Dick Rodenbach, it was voted to accept this plan for review. (4-0). Effort Associates will check with Supervisors for waiver on review. (Plan date January 2008)

Plan Review:

Kinsley's Plaza Phase I. (Prelim LDP) Niclaus Engineering. Lou Coza was present for Niclaus Engineering on behalf of the plan. Parking issue calculated at 62,468 sq. ft. on areas accessible to the public. On motion made by Dave Johnson, seconded by Dick Rodenbach, it was voted to table this plan tonight. (4-0)(Plan date 8/17/07)(Accepted 9/19/07) (**open-ended waiver received 6/17/08**) (**Rev 12/4/07, 1/30/08**) (**SEO: planning module incomplete**)

Skaflestad, Clyde (Land Development Plan) George Collura. On motion made by Dave Johnson, seconded by Dick Rodenbach, it was voted to table this plan tonight. (4-0) (Plan date 3/30/06) (Received 3/31/06) (Accepted 4/19/06) (**Open ended waiver 6/22/06**) (**SEO: primary and reserve area testing complete**) (**Rev. 10/4/07**)

New Cingular Wireless PCS (Land Development Plan) Clough Harbour & Assoc. In for an update. On motion made by Dave Johnson, seconded by Dick Rodenbach, it was voted to table this plan tonight. (4-0) (Plan date 6/1/06) (Received 6/20/06) (Accepted 7/19/06) (**waiver until 6/30/08**) (**Rev. 8/23/06**) (**SEO: No flows have been submitted.**)

Hottenstein, Ester Estate. (Minor Subdivision) Frank J. Smith, Jr. On motion made by Dave Johnson, seconded by Dick Rodenbach, it was voted to table this plan tonight. (4-0) (Plan date 10/17/06) (Received 10/31/06) (Accepted 11/15/06) (**open ended waiver 1/16/07**) (**Rev 1-8-07**) (**SEO: planning module ready for approval**)

Pratixa Land Development. (Prelim/Final Plan) Carbon Engineering. Atty. Jim Farrie and Engineer Mike Turpak were present to represent the plan. They had two questions for the board regarding buffer yard requirements: Does paving constitute a structure in a buffer? Atty. McManus indicated that the buffer language does not specifically list paving as an unapproved item within a buffer (since access driveways typically go through buffers). On motion made by Dave Johnson, seconded by Dick Rodenbach, it was voted to table this plan tonight. (4-0) (Plan date 9/5/07) (Accepted 10/17/07) (**waiver until 7/31/08**) (**SEO: Engineers comments of 2/03/08 must be addressed.**)

Applegate Land Development (Prelim Land Dev) George Fetch. On motion made by Dave Johnson, seconded by Dick Rodenbach, it was voted to table this plan tonight. (4-0) (Plan date 6/7/99) (Accepted 10/17/07) (**open ended waiver 12/20/07**) (**Rev. 2/8/08**) (**SEO: Testing complete, no planning required, the plot plan should reflect an accurate to scale sizing of the absorption beds to insure that all isolation distances may be maintained.**)

Pleasant Valley Assembly of God (Prel. Plan) Niclaus Engineering. On motion made by Dave Johnson, seconded by Dick Rodenbach, it was voted to table this plan tonight. (4-0) (**SEO: Testing in progress, component 2 planning required.**) (**Plan date April 1, 2008**) (**90-day review ends 7/16/08**)

Allahand, Benjamin Estate (Minor Subdivision) Brian Courtright, PLS On motion made by Dave Johnson, seconded by Dick Rodenbach, it was voted to table this plan tonight. (4-0) (Plan date Jan 2008) **(90-day review ends 7/16/08)(SEO:Testing complete, component 1 required)**

PVSD Athletic Field Rehabilitation. (Quad Three Group) Quad Three Engineers were present to represent the plan. Waiver requests were made for the following items:

Waiver 1- (SALDO 98-28.A.2) Engineer McDermott recommended approval of this waiver. On motion made by Dave Johnson, seconded by Dick Rodenbach, the waiver was recommended for approval. (4-0)

Waiver 2- (SALDO 98-60) Engineer McDermott recommended approval of this waiver. On motion made by Dave Johnson, seconded by Dick Rodenbach, the waiver was recommended for approval. (4-0)

Waiver 3- (SALDO 98-Attachment 3-A.2) Engineer McDermott recommended approval of this waiver. On motion made by Dave Johnson, seconded by Dick Rodenbach, the waiver was recommended for approval. (4-0)

Waiver 4- (SALDO 98-Attachment 3-E.1, 98-Attachment 3-E.2) Engineer McDermott recommended approval of this waiver. On motion made by Dave Johnson, seconded by Dick Rodenbach, the waiver was recommended for approval. (4-0)

Waiver 5- (SALDO 98-Attachment 3-J.9, Attachment 3-F.4) The request for this waiver has been withdrawn.

Waiver 6-(SALDO 98-Attachment 3-O.15) The request for this waiver has been withdrawn.

Waiver 7- (SALDO 98-71.A) Engineer McDermott recommended approval of this waiver. On motion made by Dave Johnson, seconded by Dick Rodenbach, the waiver was recommended for approval. (4-0)

On motion made by Dave Johnson, seconded by Dick Rodenbach, it was voted to recommend conditionally approving the plan subject to Engineer McDermott's comments (see 5/14/08 letter) being satisfactorily addressed and providing a deed referencing the lot consolidation. (4-0) Conditional approval based upon letter review 5/14/08, Chris' letter and consolidation. **(SEO: No testing required.)(Plan date 1/2/08) (90-day review ends 7/16/08)**

Sketch Plan. None.

Business from the Planning Commission. Clarification should be made in the SALDO regarding what is and is not allowed in the buffer yard.

Planning Module Approval.

Plans to be signed. PVSD Middle School Expansion Plan.

Other Business. None.

SEO Comments. None.

Zoning Comments. None.

Public Comment. Sally Helfrich- concerned about Effort Plaza. Plan was forwarded to Supervisors in December 2007. Ms. Helfrich will convey concerns to the Supervisors.

Adjournment. There being no further business, on motion made by Dave Johnson, seconded by Dick Rodenbach, it was voted to end the meeting at 8:25PM. (4-0)

Respectfully submitted,

David R. Albright
Township Manager
Acting Recording Secretary